

# FARMERS BRANCH

## Comprehensive Neighborhood Revitalization Program

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2014



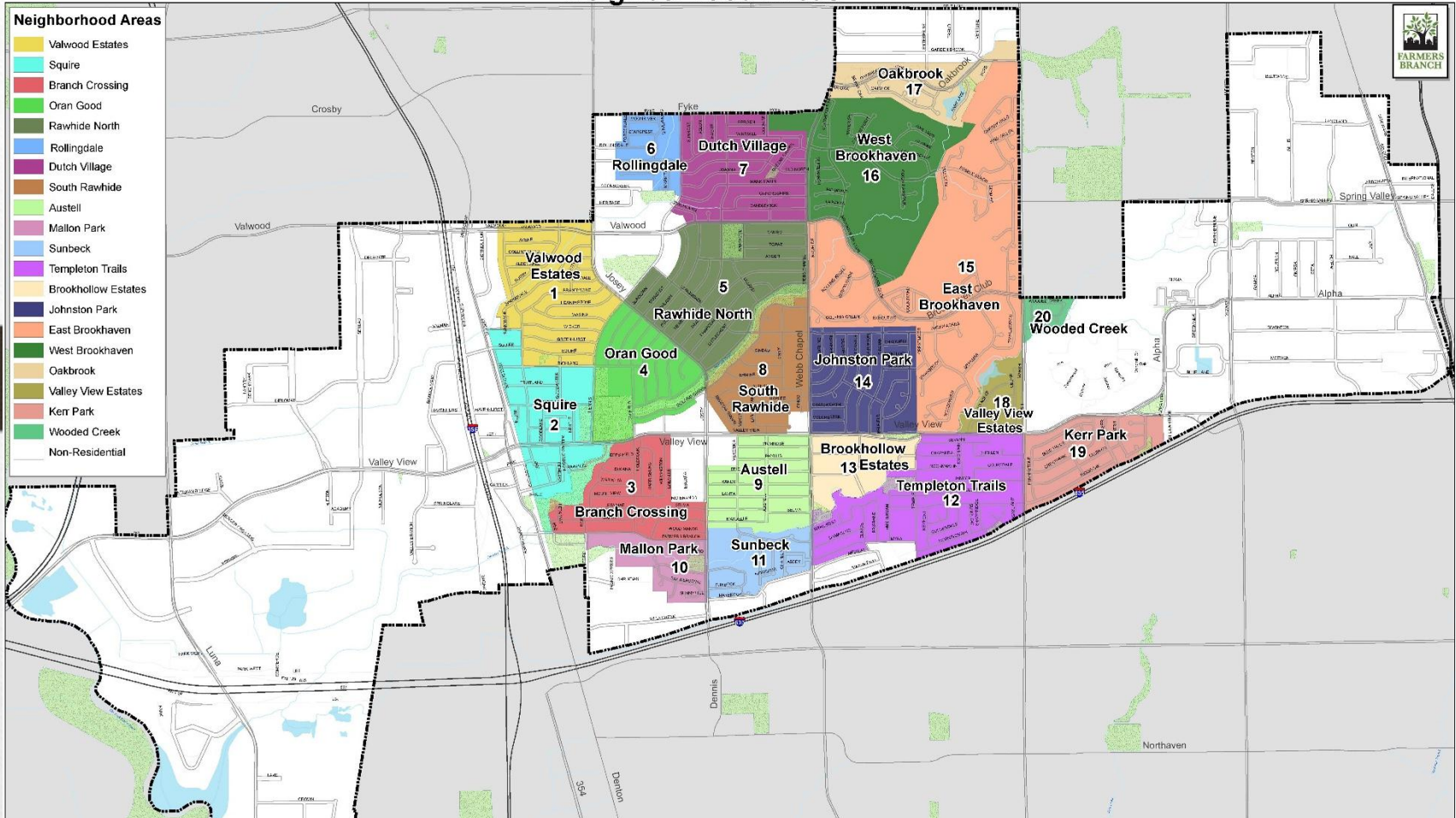
# Already in the Works.....

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• Residential Street Overlay Program	\$ 500,000.00
• Rehabilitation and replacement of water and sanitary sewer lines	\$2,100,000.00
• Inflow and infiltration reduction improvements on the sanitary sewer system	\$ 150,000.00
• Water distribution system improvements to continuously monitor water quality and offer security improvements	\$ 180,000.00
• Street and Marsh Lane bridge improvements (Bond)	\$3,488,657.00
• Mallon and Winn Parks Dredging	\$ 550,000.00
• Decorative Street Signs	\$ 60,000.00
• Inlet protectors along Farmers Branch Creek watershed	\$ 16,000.00
• Sidewalk Repairs	\$ 109,400.00
• Valwood and Josey median enhancements	\$ 12,000.00



## Neighborhood Areas



# Neighborhood Profiles

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Each of the City's 20 neighborhoods underwent a thorough analysis.

Specifically looked at

- Housing Conditions
- Neighborhood Strategy Classification (preservation, conservation or rehabilitation)
- Walkability Score
- Neighborhood Assets
- Neighborhood Weaknesses
- Neighborhood Recommendations
- Strategies for improvement were developed



# neighborhood redevelopment strategies

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## Austell

### Housing Conditions

Neighborhood housing conditions are good with very few homes in need of major renovations. Housing sizes are slightly larger than neighborhoods to the north and to the west and yard conditions are generally in good shape enhancing the overall appearance of Austell.

### Neighborhood Strategy Classification

Austell is classified as an area for which Neighborhood Preservation strategies would be appropriate.

### Walkability Score

Austell received a walkability score of 2.5 out of a possible 5 points. Positive factors influencing the score include direct access to retail within the Shops at Branch Crossing and access to transit along Josey Lane and Valley View Lane. Negative factors influencing walkability include the lack of parks, accessibility barriers to access to Stark Elementary school and the general lack of sidewalks forcing pedestrians to walk in the street.

### Neighborhood Assets

Austell Parkway provides a distinct tree-lined boulevard through the middle of the neighborhood. Large trees are present in many areas which enhance the neighborhoods character, charm and appeal. Housing conditions are generally stable, making the neighborhood attractive for new investment and reinvestment. Direct access to the Shops at Branch Crossing, particularly once it is redeveloped, will create a walkable neighborhood amenity that has the opportunity to raise property values and further encourage reinvestment.

### Neighborhood Weaknesses

Lack of parks and accessibility to Stark Elementary School.

### Recommendations

- Determine the feasibility of a neighborhood park within the neighborhood.
- Create a pathway to Stark Elementary to provide school access at Lane.
- Encourage additional tree plantings to enhance the existing tree canopy.
- Utilize the demo/rebuild program to encourage private investment.
- Consider converting single-family homes directly adjacent to Valley View homes or brownstones with garages.
- Create an incentive program for residents to perform major repairs, repairs, home additions, signage improvements and other amenities.



## Austell Strategies

- Neighborhood Renaissance
- Demo-Rebuild
- Exterior Incentives
- Prototype Housing Program
- Landscaping Incentives
- Arborist consulting Program
- Neighborhood Parks
- Rear-Entry Garage
- Neighborhood Support Program

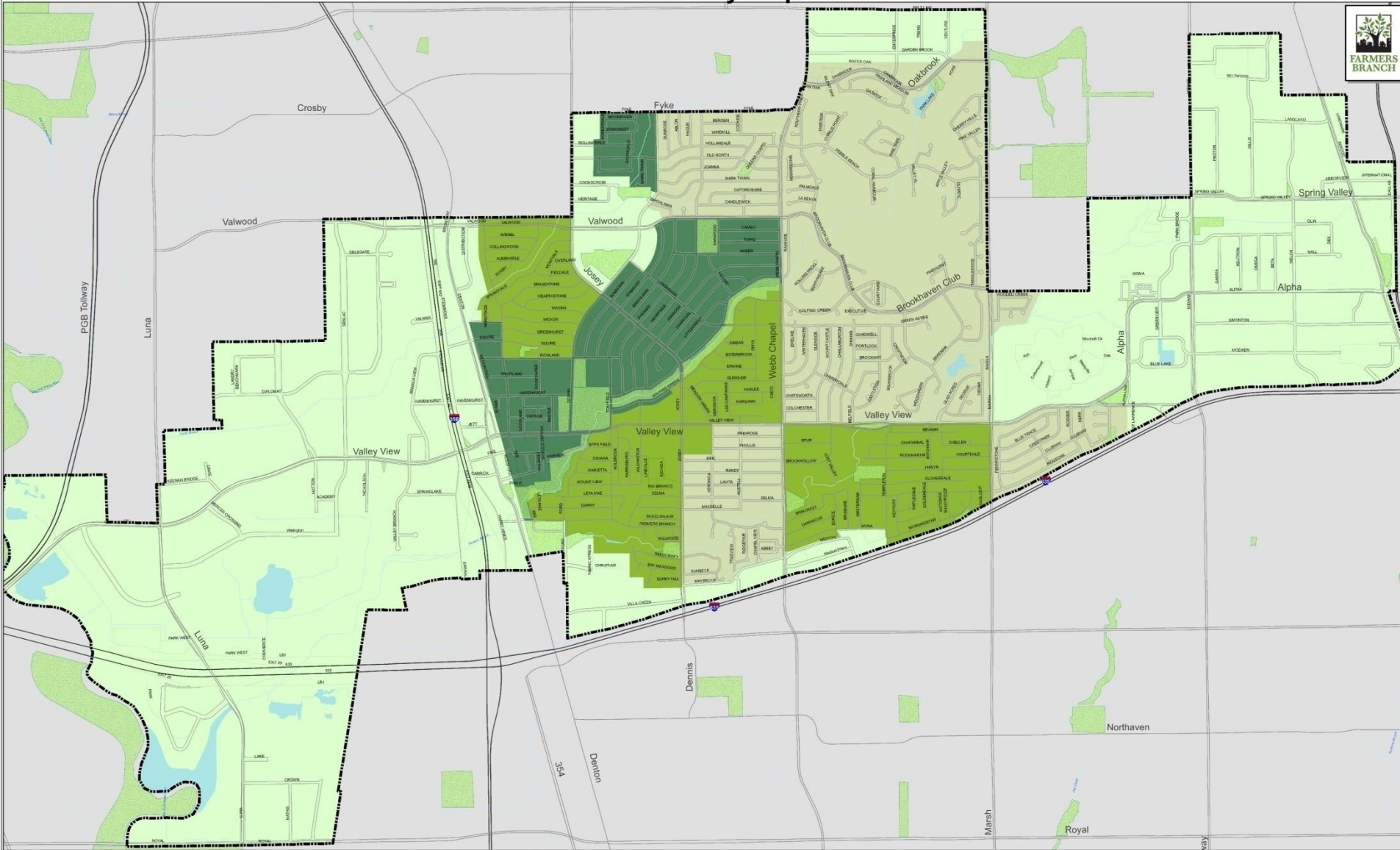
# Evaluation of the City as a Whole

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- Walkability
- Sidewalk Connections
- Crosswalks
- Neighborhood Connections
- Trail Master Plan



# Walkability Map



**Legend**

**Walkability:**

Less Walkable

Most Walkable

City Limit

Streets and Roads

Parks

Lakes and Streams

0
0.25
0.5
Miles

NORTH



*City of Farmers Branch*

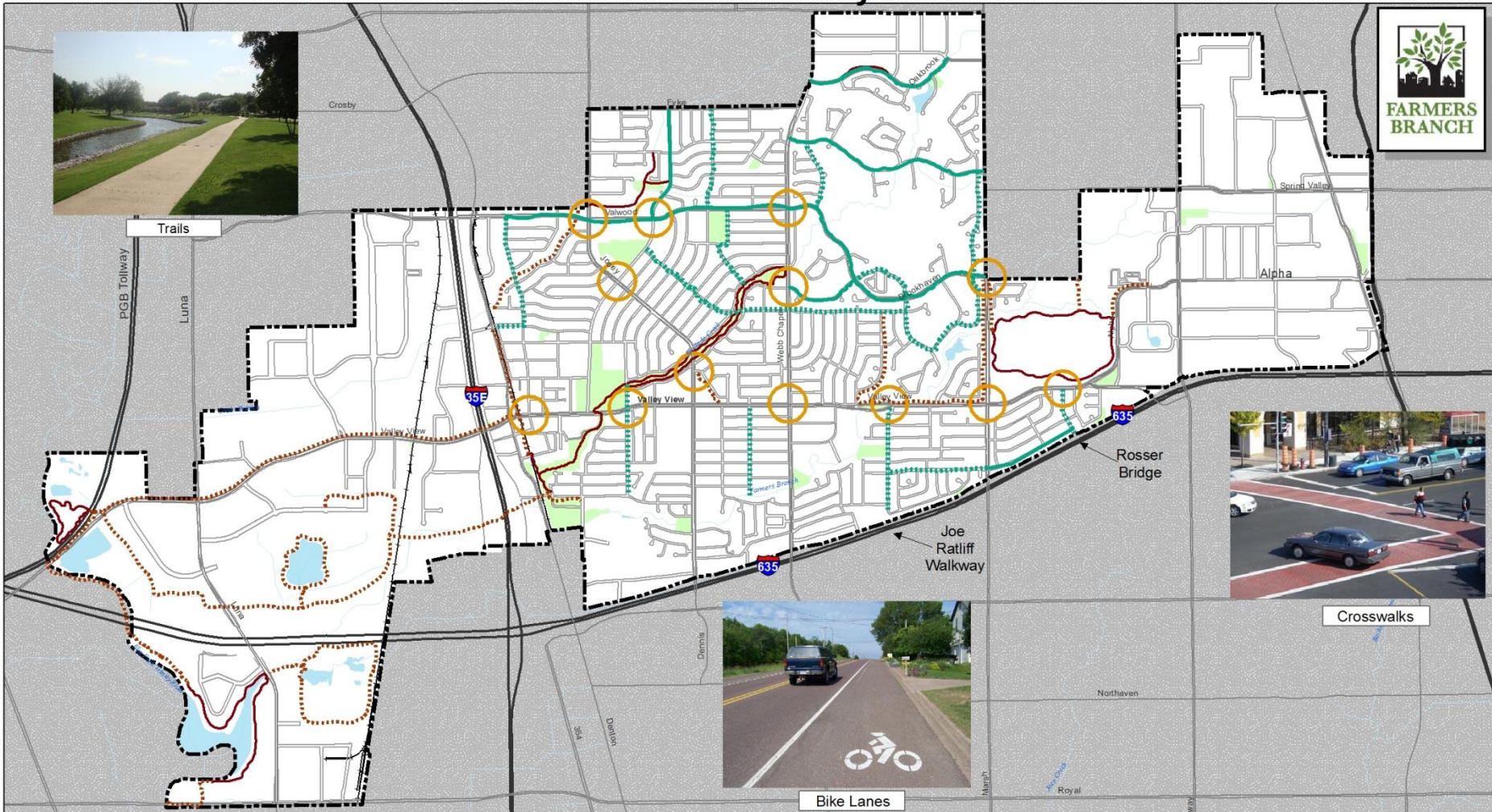


Existing Sidewalk Locations  
(not field verified)

# Existing Sidewalk Locations



# 2013 Connectivity Plan



Trails



Crosswalks



Bike Lanes

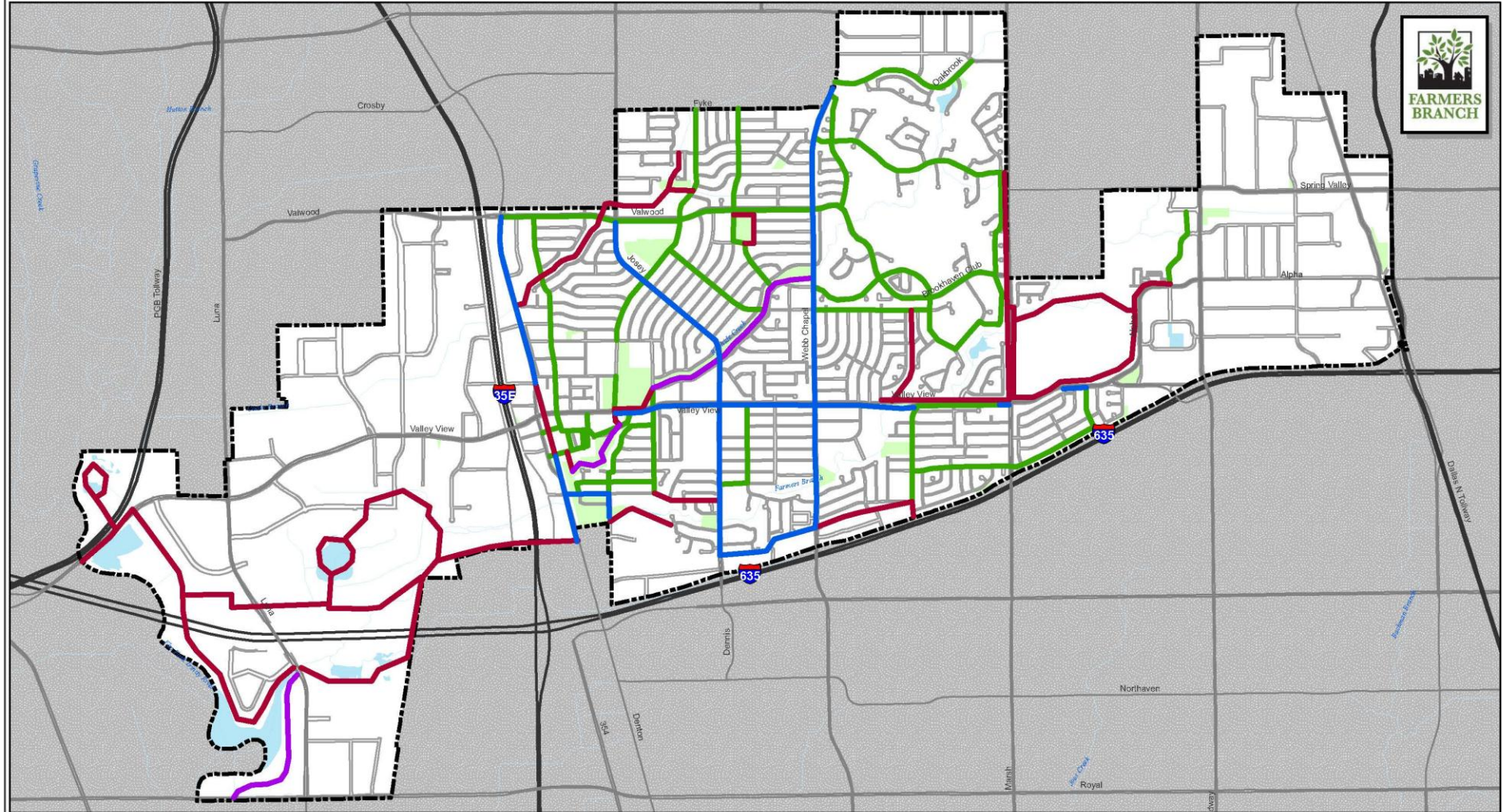
- Legend**
- |            |                   |                 |                     |                   |
|------------|-------------------|-----------------|---------------------|-------------------|
| City Limit | Streets and Roads | Existing Trails | Existing Bike Lanes | Future Crosswalks |
| Parks      | Lakes and Streams | Future Trails   | Future Bike Lanes   |                   |

Date: 11/14/2013





# Trail Plan



**Legend**

City Limit	Streets and Roads	<b>Trail Plan</b>	
Parks	Lakes and Streams	Enhanced Sidewalks or Bike Lane	Potential Trails Locations
		Exist Trails for Bikes	On-Street Routes

0 0.5 1 Miles

NORTH



# Basic Revitalization Tools

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- Trails and Sidewalk Expansion
- Park Expansion & Enhancement
- Neighborhood Identity Projects
- Tree Canopy and Landscaping Projects
- Neighborhood Assistance Projects



# Possible Revitalization Projects:

## Arterial Enhancement

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# Possible Revitalization Projects:

## Drainage Enhancement

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# Possible Revitalization Projects: Neighborhood Entry Enhancement

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# Implementation

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- We will be discussing the implementation of this program
- Timing of the program will be determined on availability of funds
- A program will be developed when the City Council makes key decisions
- Revitalization projects to be coordinated with infrastructure improvements



# Questions?

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“Successful housing strategies involve a variety of techniques, both public and private, and require cooperative actions by property owners, tenants, the City, local organizations and volunteer groups.”



**FARMERS  
BRANCH**